

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

FEE SCHEDULE:

FEE ATTACHED \$7,622.00

- Major Subdivision (6 or more lots)
 - Base Fee..... \$1,050
 - First 20 lots..... \$112/lot
 - Additional lots above 20..... \$56/lot
- Condominiums (6 or more units) \$1,050 + \$112/unit
- Mobile Home Parks & Campgrounds (6 or more spaces)..... \$1,050 + \$112/space
- Amended Preliminary Plat..... \$420 + \$56/lot
- Subdivision Variance..... \$280
- Commercial/Industrial Subdivision..... \$1400 + \$280/lot
- Subsequent Minor Subdivision..... \$1050 + \$112/lot
- * Add \$4 per address (see certified list) to cover adjoining landowner mailing costs.

SUBDIVISION NAME: Cottonwood Estates

OWNER(S) OF RECORD:

Name: Cottonwood Estates, LLC Phone: (406) 253-1225
Attn: Wally Wilkinson
Mailing Address: 250 2nd Street East
City, State, Zip Code: Whitefish, MT 59901

TECHNICAL/PROFESSIONAL PARTICIPANTS (Surveyor/Designer/Engineer, etc):

Name & Address Sands Surveying, Inc, 2 Village Loop, Kalispell, MT 59901
Name & Address Carver Engineering, 1995 3rd Avenue East, Kalispell, MT 59901

LEGAL DESCRIPTION OF PROPERTY:

City/County Flathead County
Street Address Helena Flats Road, Evergreen
Assessor's Tract No.(s) Tracts 3A in Sec. 34, T29N, R21W, P.M.M.

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: 91 Lot, single family residential subdivision

Number of Lots or Rental Spaces 91 Total Acreage in Subdivision 38.631 ac
Total Acreage in Lots 22.951 ac Minimum Size of Lots or Spaces 0.230 ac
Total Acreage in Streets or Roads 7.380 ac Maximum Size of Lots or Spaces 0.673 ac

Total Acreage in Parks, Open Spaces and/or Common Areas 7.812 ac

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 91 lots Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Property is zoned R-3, Evergreen
Zoning District

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$10,000 per acre

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel X Paved X Curb X Gutter X Sidewalks _____ Alleys _____ Other _____
Water System: _____ Individual _____ Multiple User _____ Neighborhood X Public _____ Other _____
Sewer System: _____ Individual _____ Multiple User _____ Neighborhood X Public _____ Other _____
Other Utilities: _____ Cable TV X Telephone X Electric _____ Gas _____ Other _____
Solid Waste: _____ Home Pick Up _____ Central Storage X Contract Hauler _____ Owner Haul _____
Mail Delivery: X Central _____ Individual _____ School District: Evergreen #50
Fire Protection: X Hydrants _____ Tanker Recharge _____ Fire District: Evergreen
Drainage System: On-site

PROPOSED EROSION/SEDIMENTATION CONTROL: As need with construction following
the BMPs

VARIANCES: ARE ANY VARIANCES REQUESTED? Yes (yes/no)
(If yes, please complete the information below)

SECTION/REGULATION OF REGULATIONS CREATING HARDSHIP: _____

4.7.18.a Road Design and Construction Standards: Residential driveways shall not have direct access to
arterial roads, collector roads or highways unless approved by the road and bridge department or MDOT.
Helen Flats Road is a collector road.

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE OF
REGULATIONS: _____

There is an existing driveway that serves the existing farm house on the property. The farm
house access is the one we would like to retain. Design constraints that lead the applicant
to request the variance request are aligning Barley Loop with Solberg Drive and the
depression and wetland preclude other lot layouts that would avoid the variance.

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH ABOVE
REGULATIONS: _____

Strict compliance with the regulations would eliminate Lot 62.

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?

Granting the variance will not be detrimental to the health, safety, or general welfare and will not cause injury to adjoining properties. The approach is on a straight and level section of Helena Flats Road with a 35 mph speed limit. The existing approach has worked in this location for many years. There are a number of similar approaches across Helena Flat Road.

2. Will the variance cause a substantial increase in public costs?

Granting the variance will not increase or cause any cost to the public. The public is not responsible for maintaining the driveway approach.

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations or Master Plan?

Granting the variance will not affect the adopted zoning regulations. The zoning regulations do not address or prohibit access to arterials or collectors. The Transportation Element of the Flathead County Growth Policy discourages the use of individual driveways on arterial and collector roads. The Growth Policy is not a regulatory document and this is an existing approach as opposed to a series of new individual approaches.

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

Design constraints (hardships) that lead to the variance request are: aligning Barley Loop, the proposed subdivision street, with Solberg Drive, existing County Road and the depression area and wetland preclude other lot layouts that would avoid the variance.

5. What other conditions are unique to this property that create the need for a variance? See the previous statements for reasons to grant the variance.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (If submitting a bound copy of the application materials, please also includes one **unbound** copy for replication purposes).
2. 16 folded copies of the preliminary plat.

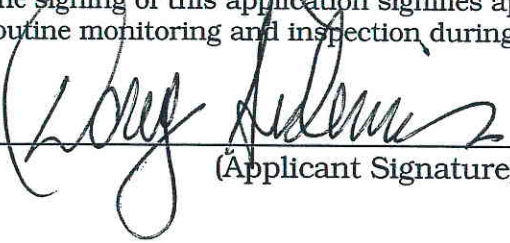
3. One reproducible set of supplemental information (See Appendix A -Flathead County Subdivision Regulations).
4. Two reduced copies of the preliminary plat:
 - a. one 11" x 17" in size
 - b. one 8 ½" x 11" in size
5. Application fee.
6. A **Certified** Adjoining Property Owners List.

A T T E N T I O N :

A Certified adjoining landowners list must be included upon submission of your application. The form attached to the back of this application must be filled out, signed by a planner, & then taken to the GIS department (3rd floor of Courthouse) to be initiated. The cost is \$75, payable to the GIS office. Your Certified list will be available for pick up **one week from the date ordered** and can be picked up in the Plat Room. You may also get a Certified adjoining landowners list from a title company if you choose.

Incomplete applications will not be accepted.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the F.C.P.Z. staff to be present on the property for routine monitoring and inspection during the approval and development process.



(Applicant Signature)



(Date)

Updated 8-22-05